

028.A

0002

0049.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

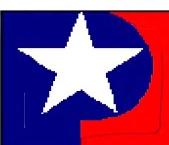
538,100 / 538,100

USE VALUE:

538,100 / 538,100

ASSESSED:

538,100 / 538,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		GRAFTON ST, ARLINGTON

OWNERSHIP

Owner 1:	PAPAS NICHOLAS J JR ETAL/TRS	Unit #:	1
Owner 2:	49 GRAFTON ST UNIT 1 REALTY TR		
Owner 3:			

Street 1: 35 MAYFLOWER RD

Street 2:

Twn/City: WINCHESTER

St/Prov: MA	Cntry:	Own Occ: N
Postal: 01890		Type:

PREVIOUS OWNER

Owner 1:	PAPAS NICHOLAS J JR -
Owner 2:	PAPAS WOLMAN ROBERTA -

Street 1: 35 MAYFLOWER RD

Twn/City: WINCHESTER

St/Prov: MA	Cntry:
Postal: 01890	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Vinyl Exterior and 1191 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8345																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	538,100			538,100		419279
							GIS Ref
							GIS Ref
							Insp Date
							03/23/18

PREVIOUS ASSESSMENT								Parcel ID	028.A-0002-0049.1		!16432!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	538,100	0	.	538,100		Year end	12/23/2021			
2021	102	FV	522,400	0	.	522,400		Year End Roll	12/10/2020			
2020	102	FV	514,500	0	.	514,500	514,500	Year End Roll	12/18/2019			
2019	102	FV	524,400	0	.	524,400	524,400	Year End Roll	1/3/2019			

SALES INFORMATION

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAPAS NICHOLAS	70767-87		3/23/2018	Convenience		1	No	No	
PAPAS NICHOLAS	69639-232		7/21/2017	Convenience		1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
									3/23/2018	Measured	DGM	D Mann
									3/23/2018	NEW CONDO	DGM	D Mann

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

